



State of Washington

AFFORDABLE HOUSING ADVISORY BOARD

1011 Plum Street SE - PO Box 42525 - Olympia, Washington 98504-2525 - (360) 725-4000

Heyward Watson
Board Chair

Sam Anderson
Residential Construction Industry

Michael Richart
Residential Construction Industry

Christine Walsh Rogers
Mortgage Lending Industry

Lynette Hoffman
Mortgage Lending Industry

Wanda Coats
Real Estate Sales Profession

Connie Devaney
Apartment Management & Operation Industry

Paul Purcell
For-Profit Housing Development

Kevin Grossman
For-Profit Rental Housing

Tony To
Non-Profit Housing Development

Chris Lowell
Homeless Shelter Operations

Shaw Seaman
Special Needs Populations

Joe Ingram
Low Income Housing

Vacant
At-Large/General Public

Tom Tierney
Public Housing Authorities

Obie O'Brien
Counties, Eastern WA

Hon. David Gossett
Counties, Western WA

Mike Adolfae
Cities, Eastern WA

Hon. Joan Hernandez
Cities, Western WA

Toni Johnson on behalf of Christine Olson
Ex-Officio, Dept. of Social & Human Services

Kim Herman
Ex-Officio, Housing Finance Commission

Dan McConnon
Ex-Officio, Dept. of Commerce

BOARD MEETING SUMMARY

Thursday, November 10, 2011 10:30am to 1:30pm
Federal Way Library – Federal Way, WA

ATTENDANCE

Heyward Watson, Dan McConnon, Kim Herman, Tony To, Paul Purcell, Christine Walsh Rogers, Michael Richart, Obie O'Brien, Shaw Seaman, Wanda Coats, Chris Lowell, Connie Devaney, Tom Tierney, and Mike Adolfae.

STAFF

Ken Olson and Cherish Rahikainen.

GUESTS

Alison Mendiola, Staff Coordinator and Counsel to the Senate Financial Institutions, Housing and Insurance Committee.

INTRODUCTIONS AND CONFIRMATION OF AGENDA

Heyward Watson

Heyward summarized the agenda.

APPROVAL OF MINUTES

The August 2011 meeting summary was approved.

REPORT FROM THE CHAIR

Heyward announced his resignation, effective November 11, 2011. He thanked the Board for their dedication and support over the past four years and is proud of the work we have accomplished.

Commerce will be actively working on a recruitment strategy and welcomes Board members' thoughts or ideas on position criteria. If any current members are interested in the position, or know of someone who might be, please follow or forward the application process outlined in the position announcement.

Tom Tierney, Vice Chair, will serve in this capacity until a Chair is appointed by the Governor.

COMMERCE UPDATE

Dan McConnon provided the Board with a Commerce update.

- Legislative Overview
 - We are still anticipating technical modifications to the Foreclosure Fairness Act.
 - Housing Trust Fund \$100M capital request submitted to the Governor's Office.



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- HB 2048 Home Security Fund will be pushed forward. Stakeholders, advocates and private landlords have been engaged and supportive.
- Budget Updates
 - Local jurisdictions and counties are feeling more pressure due to the state budget situation.
 - Special session is focusing on operational budget.
 - This is the sixth budget cut in the last three years. First time where the Community Services and Housing Division (CSHD) is anticipating drastic cuts. CSHD is proposed to lose \$50M of \$128M general fund state dollars left.
 - The Governor's Office will turn this document into a supplemental budget, to be released November 22.
 - Governor is recommending:
 - Housing and Essential Needs Program eliminated - This program serves about 9,900 individuals. Many families will be affected.
 - Rural Drug Task Forces eliminated - Targeted to drug and gang activity. This will have to be dealt with at the local level.
 - Community Mobilization eliminated - Only remaining drug and alcohol prevention program for youth.
 - Asset Building Program eliminated - Provides funding to help individuals in poverty get engaged in a banking system, and also funds our state's Earned Income Tax Campaign program.
 - Dispute Resolution Program reduced – Cut 60%. This is used to provide administrative funds to the Foreclosure Fairness Act.
 - CSHD will be sending out spending authority letters to our contractors this week.
- Program Updates
 - *Housing Trust Fund*
 - Reviewed summary of HTF 2011 funding round results.
 - \$50M capital and \$12M of federal HOME funds. Able to fund about half of those moved from stage one to stage two.
 - Leverage is normally 5:1. This time, it was 5.5:1 due to increase in private leverage.
 - Exceeded target to fund projects in rural areas by 4%.
 - About \$4M remaining in unallocated funds. \$1M for veterans, which require program match from the federal government. \$3M set aside for communities of concern. We will re-group with our contractors on how to deal with these funds.

LEGISLATIVE COMMITTEE UPDATE

- Paul Purcell has not received new information since legislative agendas are still under development.
- Growth Management Act is a focus. AHAB members could be a significant participant on this issue with letters of support and testifying with the housing advocates.



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SURVEY RESULTS & ANNUAL REPORT

- The results of the second survey were presented.
- Motioned: Moved by Christine Walsh Rogers to adopt the [top three high-level strategies](#) and priorities as found in the second round survey results for the 2012 legislative session.
Motion seconded and passed.
 - Ayes: 11
 - Nays: 0
 - Abstain: 0
- The Board will review the 5-year plan prior to each session to focus in on our legislative agenda.
- Annual report due in February 2012 will reflect the work done in these focus areas.

SUBCOMMITTEE REPORTS

PAT - Policy Advisory Team

- Has been waiting on HTF decisions. Meeting with Commerce next Thursday to review the unallocated dollars and make recommendations on how to deal with existing communities of concern funding.

SACH - State Advisory Council on Homelessness

- Very satisfied with the work that Commerce, DSHS and advocates have done with the transition to the Housing and Essential Needs Program.

OTHER GENERAL REPORTS

- None.

ROUNDTABLE DISCUSSION

- WSHFC reported that minor issues with the Foreclosure Fairness Act have been resolved in a professional way. Commerce, advocacy groups, lenders and stakeholders have been cooperative. We've been able to double the number of counselors in the state from around 44 to 90. First mediations have been moving forward, close to 400 referrals already.
- Wanda Coats shared a Foreclosure Fairness Act overview [video](#) created by Attorney General Rob McKenna.
- Shaw Seaman reported that developmental disabilities are looking at an across the board 5% cut. Looking to shut down institutions across the state, including Rainier in Buckley, WA which holds 350 disabled and employs over 800. Many of these will have to go to community-based housing. This is in line with AHAB's three high-level strategies.
- Chris Lowell and Shaw Seaman will explore a housing pilot program for developmentally disabled.

MEETING ADJOURNED 1:05PM

Future items:

- **Welcome new Board Chair**
- **Annual report**



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Next Meeting: To be determined